

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: AMENDMENT OF THE URBAN RENEWAL PLAN LAND
USE CONTROLS FOR DISPOSITION PARCELS R-4, R-5,
R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-55

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55 was adopted by the Boston Redevelopment Authority on March 25, 1965, and approved by the City Council of the City of Boston on June 7, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be amended by the Boston Redevelopment Authority provided, in part, that notice specifying the nature of the amendment and the property to be affected will be afforded to the owners and occupants of such parcel or parcels; and

WHEREAS, a public hearing on the proposed land use changes for Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 has been held and all of the owners of abutting properties have been duly notified and provided with an opportunity to be heard in accordance with said Chapter XII, Section 1201, of the Charlestown Urban Renewal Plan; and

WHEREAS, the proposed changes do not represent a change in the basic elements of the Charlestown Urban Renewal Plan and are therefore not subject to the requirements of Chapter 121 of the General Laws of the Commonwealth of Massachusetts that are applicable to the original approval of such plan; and

WHEREAS, the proposed land use changes will permit proper development of these Parcels in Charlestown; and

WHEREAS, Section 602 of Chapter VI of the Charlestown Urban Renewal Plan entitled "Land Use and Building Requirements" designates "residential" as the primary permitted use for sites R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602 of Chapter VI of the Charlestown Urban Renewal Plan, entitled "Land Use and Building Requirements", the "Table of Land Use Requirements" on page 19 of 150 is hereby amended as follows:

- a. The primary permitted use of Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 is changed from "residential" to "commercial".
- b. That the section of the Urban Renewal Plan pertaining to Parcels R-4 through R-54 on Page 24 of 50 of said Plan is hereby amended by the addition of a section entitled Parcels R-4 through R-13 reading as follows:

A. Permitted Uses

The principal use of Parcels R-4 through R-13 shall be commercial. Alternative uses may be residential, public, institutional or parking.

B. Planning and Design Objectives

It is intended that these parcels be developed for light commercial use and that they be subject to the following controls:

1. Use - Restricted to light commercial business to include retail stores, gas stations or offices.
 2. Height - Limited to two stories or 30 feet.
 3. Density - No commercial building depth could exceed 50% of the depth of the development site and in no case could the site depth exceed 100 feet from Medford Street nor could the site depth extend beyond existing boundaries of parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.
 4. Buffers - All commercial development would be separated from residential areas by a substantial, landscaped barrier.
2. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

August 6, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Charlestown Mass R-55/Amendment of the Urban Renewal Plan Land Use Controls for Disposition Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 to Permit Commercial Development

On July 9, 1970 the Authority ordered a public hearing to be held on August 6, 1970 in connection with changing land use controls for Disposition Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13. On July 28, 1970 the Charlestown Project held an informational meeting for the residents of houses abutting the subject parcels. The residents attending the meeting expressed their approval of the proposed changes in land use controls provided the following controls and limitations, hereinafter referred to as the "Medford Street Controls" be included in the development controls of any commercial development within the subject parcels:

1. Use - Restricted to light commercial business to include retail stores, gas stations or offices.
2. Height - Limited to two stories or 30 feet.
3. Density - No commercial building depth could exceed 50% of the depth of the development site and in no case could the site depth exceed 100 feet from Medford Street nor could the site depth extend beyond existing boundaries of parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.
4. Buffers - All commercial development would be separated from residential areas by a substantial, landscaped barrier.

It is proposed to alter the land use controls relating to Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13 from the existing permitted use of residential with alternative uses being public, institutional or parking to the proposed principal use of commercial subject to the "Medford Street Controls" with alternative uses being residential, public, institutional or parking.

It is therefore recommended that the Authority adopt the attached resolution amending the Urban Renewal Plan to permit proposed land use changes for Parcels R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12 and R-13.

An appropriate Resolution is attached.

